



Blackthorn Close

Purdis Farm, Ipswich, IP3 8SR

£265,000 Offers in excess

A beautifully positioned two-bedroom home in the heart of popular Purdis Farm



Property Features

- Ideal First-Time Purchase or Investment
- Driveway Providing Off-Road Parking
- Kitchen/Breakfast Room
- Double Glazing

Full Description

DESCRIPTION

The property offers well-proportioned accommodation arranged over two floors and benefits from a welcoming lounge, kitchen/breakfast room, two bedrooms and a family bathroom.

Externally, the property enjoys a paved front garden and a driveway providing off-road parking for two vehicles, together with side access leading to the rear garden. The rear garden features a paved patio area adjoining the kitchen/breakfast room, with the remainder laid predominantly to lawn.

Further benefits include double glazing and gas central heating.

Offering a practical layout and located within a popular residential development, this property would make an excellent first-time purchase or investment opportunity.

Entrance Hall

Stairs rising to the first floor and door leading into the lounge.

Lounge

4.04m x 3.12m (13'3" x 10'3")

Double glazed window to the front aspect, wall-mounted radiator and door leading through to the kitchen/breakfast room.

Kitchen/Breakfast Room

4.01m x 2.82m (13'2" x 9'3")

Fitted with a range of base and wall-mounted units, incorporating an integrated oven with four-ring hob and extractor over. Stainless steel single-drainer sink unit, space for a freestanding fridge/freezer and plumbing for a washing machine. Part-tiled walls, wall-mounted boiler and radiator. Useful under-stairs storage cupboard, double glazed window and door providing access to the rear garden.

First Floor Landing

Stairs rising from the ground floor with doors leading to both bedrooms and the family bathroom.

Bedroom One

4.06m x 2.84m (13'4" x 9'4")

Two double glazed windows overlooking the front garden, wall-mounted radiator and built-in double wardrobe.

Bedroom Two

3.40m x 2.06m (11'2" x 6'9")

Double glazed window overlooking the rear aspect and wall-mounted radiator.

Bathroom

Three-piece suite comprising panel bath with wall-mounted shower over, low-level WC and wash hand basin. Frosted double glazed window to the rear aspect and wall-mounted radiator.

Outside

To the front of the property is a small paved garden with dropped kerb providing access to the driveway, offering off-road parking for two vehicles. Side pedestrian access leads through to the rear garden.

The rear garden features a paved patio area immediately adjoining the kitchen/breakfast room, with the remainder laid predominantly to lawn.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements